

Nisqually Meadows HOA  
Board of Directors Meeting  
January 10th 2008

Present: Mona Graham, Brett Shankle, Brianna Walters, Christine Prather  
Guests: John Newcomb, Rob Mendel, Mary Ann McKinney, Bill Allen, Scott Mathis

Call to order 7:05pm

Annual Meeting of the HOA Minutes reviewed and approved 4-0

Old Business:

Mona was unable to find information given to her by Rob, regarding audits for non-profit Organizations. Mona asked Rob to forward his information to her via email. Mona restated that an audit can be requested by the state or by a member.

Independent HOA Management- unable to recall any thing in regards to this disregarded due to lack of knowledge.

ACC Issues: Courtesy letter sent for purple gate date 1/3/08 Lot 36

Questioning May 2004 Board Fine System not valid because quorum was not present for voting. Scott states that ACC can make up the fine system per pg 15 of covenants Art 12 Par 3. Issue needs to be researched and addressed by attorney for correct clarification. By-laws require a quorum and covenants require 80-85% of HOA approval.

Cars parked obstructing the sidewalk – Occupancy of a home with multiple cars. Regulations for occupancy will be checked on for regulations for a home in our neighborhood.

New Business:

ACC Nominations: 3 people have volunteered Mary Ann McKinney, John Newcomb, and Rob Mendel.

Mary Ann McKinney: been here 1 yr, growth in neighborhood important and would like to help when needed

John Newcomb: Been here for 7 years, seen change rental places with no control, would like to have a say in how community looks.

Rob Mendel: Been here 6 years, wants fair application of covenants, would like to increase the value of neighborhood.

Neighborhood Watch: Looking for someone to head up this program. Bill Allen has stated interest in this. Has previous experience with NWP. Ask to create a formal plan to follow up. Areas of expressed opinions: not enough block captains, community disaster preparedness, welcome committee, Cert training available on 4/12, 4/19, 4/26 Board vote 4-0 approval of Bill Allen as NWP coordinator.

Newsletter:

Needed every month? Felt good way to get info out to home owners with new posting boxes at mail boxes Newsletter contents: Brief review of HOA board meeting, HOA Dues, Neighborhood Watch information, ACC information  
Guidelines for Newsletter week1 –meeting, week 2 send message to Brianna, week 3 post at mailboxes. Possibility of having personal ads added to newsletter.

Finance Report:

Paid in Dec – Attorney Fees, PSE, City of Yelm, Lawn guy

41 dues paid out of 120 total of \$5126

Sending statement to Windermere for Mona to follow up.

Filing of taxes, should receive papers from IRS in the mail to be filled out.

Open Discussion:

Request received for basketball court net with painted court in the park. Approved by board, 4-0. Scott Mathis may have a net and will donate. Bill Allen stated has paint for court.

Park Rules and Regulations. Older kids need to stay off play equipment. Not intended for their use. Will be written up and brought to next meeting.

Removal of Scott Mathis from the Twin County Credit Union account Nisqually Estates HOA. Add Brianna Walters, treasurer. Brett motioned, Christine 2<sup>nd</sup> approved 4-0.

Voted for ACC, Mary Ann McKinney and John Newcomb, 4-0 approved.

What can we do to improve meetings? Try to get more involvement. Look into lawn care. Questions concerning, correct HOA website. Also asking if any news on crosswalk, across 507 into Hawks Landing.

Meeting adjourned 9:00pm

Next meeting February 7<sup>th</sup> 2008 @ 7:00pm